

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2004 Assessment Roll

**Area Name / Number:** Medina/Clyde Hill / 33

**Previous Physical Inspection:** 2002

### Sales - Improved Summary:

Number of Sales: 359

Range of Sale Dates: 1/2002 - 12/2003

#### Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2003 Value</b>	\$408,500	\$376,500	\$785,000	\$848,300	92.5%	14.45%
<b>2004 Value</b>	\$448,900	\$384,100	\$833,000	\$848,300	98.2%	14.00%
<b>Change</b>	+\$40,400	+\$7,600	+\$48,000		+5.7%	-0.45%
<b>% Change</b>	+9.9%	+2.0%	+6.1%		+6.2%	-3.11%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.45% and -3.11% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

### Population - Improved Parcel Summary:

	Land	Imps	Total
<b>2003 Value</b>	\$608,200	\$532,800	\$1,141,000
<b>2004 Value</b>	\$668,600	\$545,600	\$1,214,200
<b>Percent Change</b>	+9.9%	+2.4%	+6.4%

Number of one to three unit residences in the Population 4164

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Improvements built between 1971 and 1980 and were greater than grade 7 had higher average ratios (assessed value/sales price) than other homes, so the formula adjusts these properties downward more than others. Similarly improvements with total living area greater than 3,999 sq. ft. and less than 5,501 sq. ft. had lower average ratios (assessed value/sales price) than other properties, so the formula adjusts these properties upward more than others thus improving equalization.

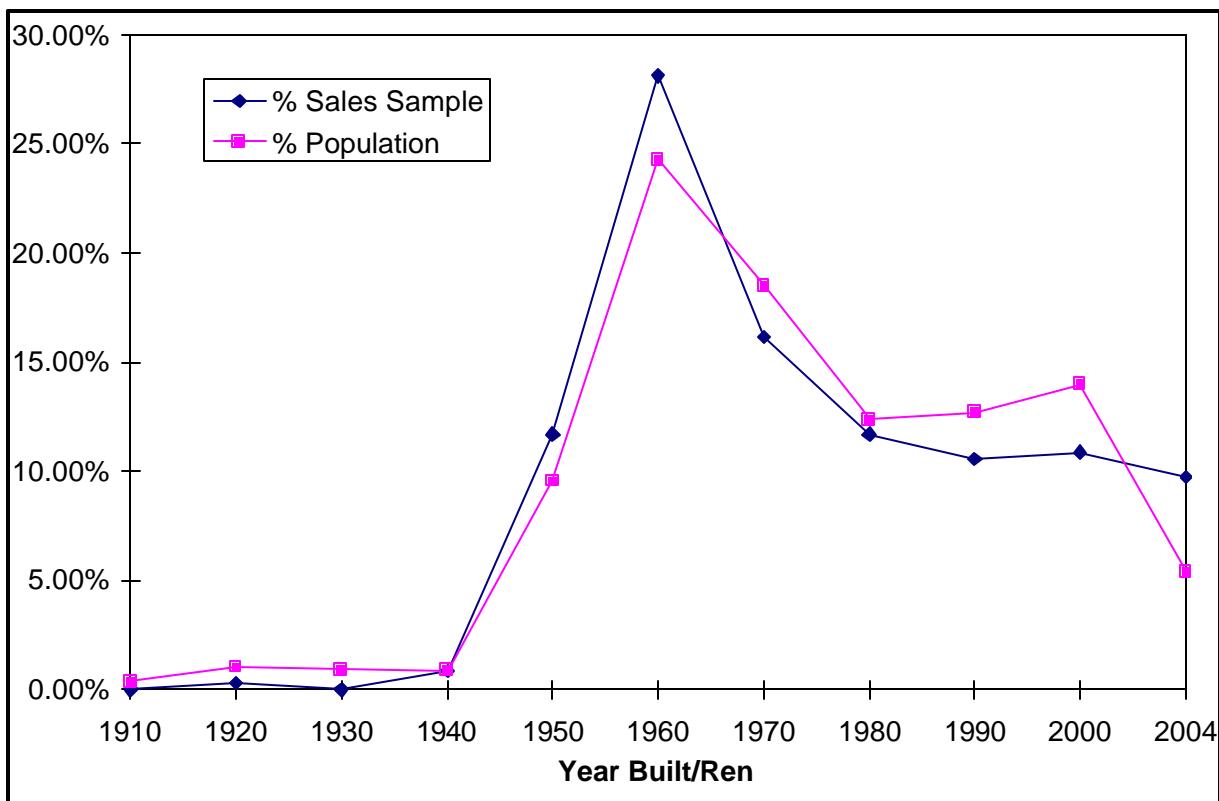
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

### **Sales Sample Representation of Population - Year Built or Year Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.28%
1930	0	0.00%
1940	3	0.84%
1950	42	11.70%
1960	101	28.13%
1970	58	16.16%
1980	42	11.70%
1990	38	10.58%
2000	39	10.86%
2004	35	9.75%
	359	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	15	0.36%
1920	44	1.06%
1930	38	0.91%
1940	37	0.89%
1950	398	9.56%
1960	1011	24.28%
1970	770	18.49%
1980	515	12.37%
1990	529	12.70%
2000	582	13.98%
2004	225	5.40%
	4164	

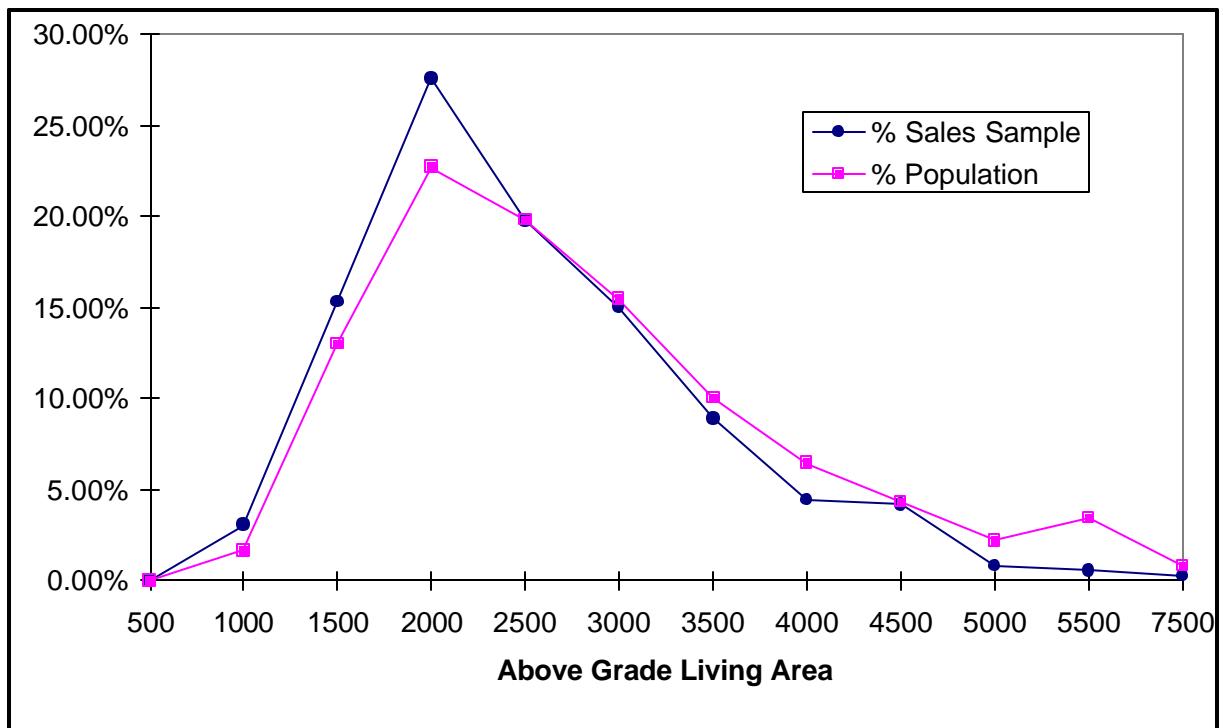


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

## **Sales Sample Representation of Population - Above Grade Living Area**

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	11	3.06%
1500	55	15.32%
2000	99	27.58%
2500	71	19.78%
3000	54	15.04%
3500	32	8.91%
4000	16	4.46%
4500	15	4.18%
5000	3	0.84%
5500	2	0.56%
7500	1	0.28%
	359	

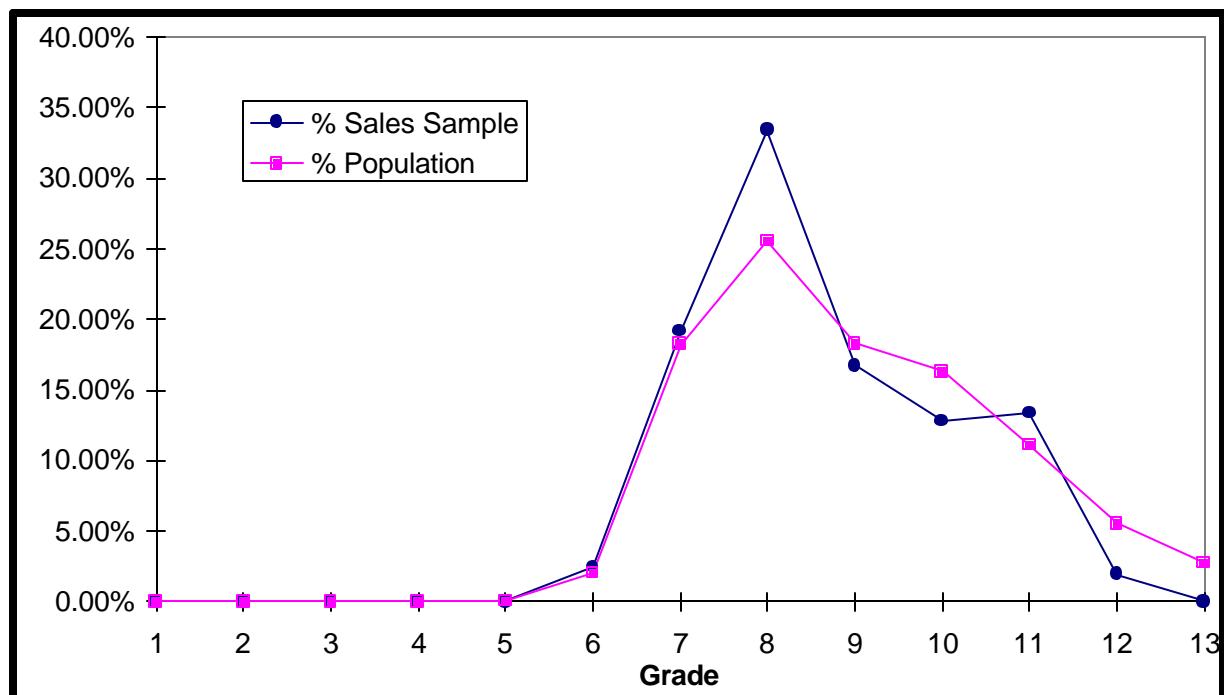
<b>Population</b>		
AGLA	Frequency	% Population
500	0	0.00%
1000	69	1.66%
1500	542	13.02%
2000	946	22.72%
2500	825	19.81%
3000	645	15.49%
3500	418	10.04%
4000	269	6.46%
4500	180	4.32%
5000	92	2.21%
7500	144	3.46%
7500+	34	0.82%
	4164	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

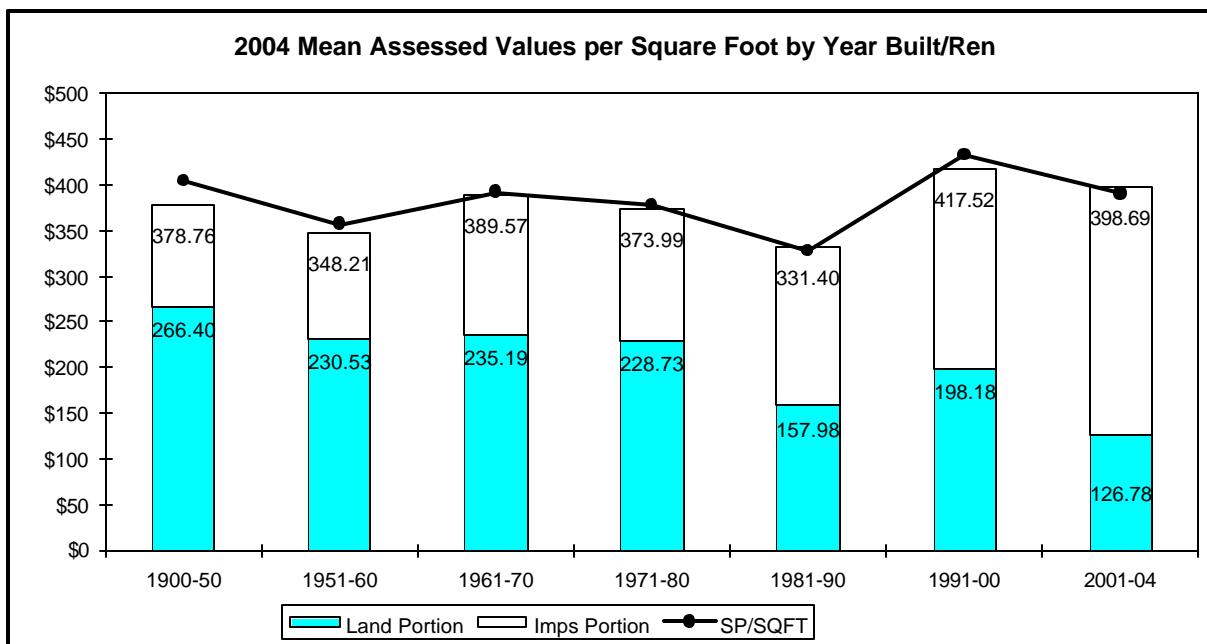
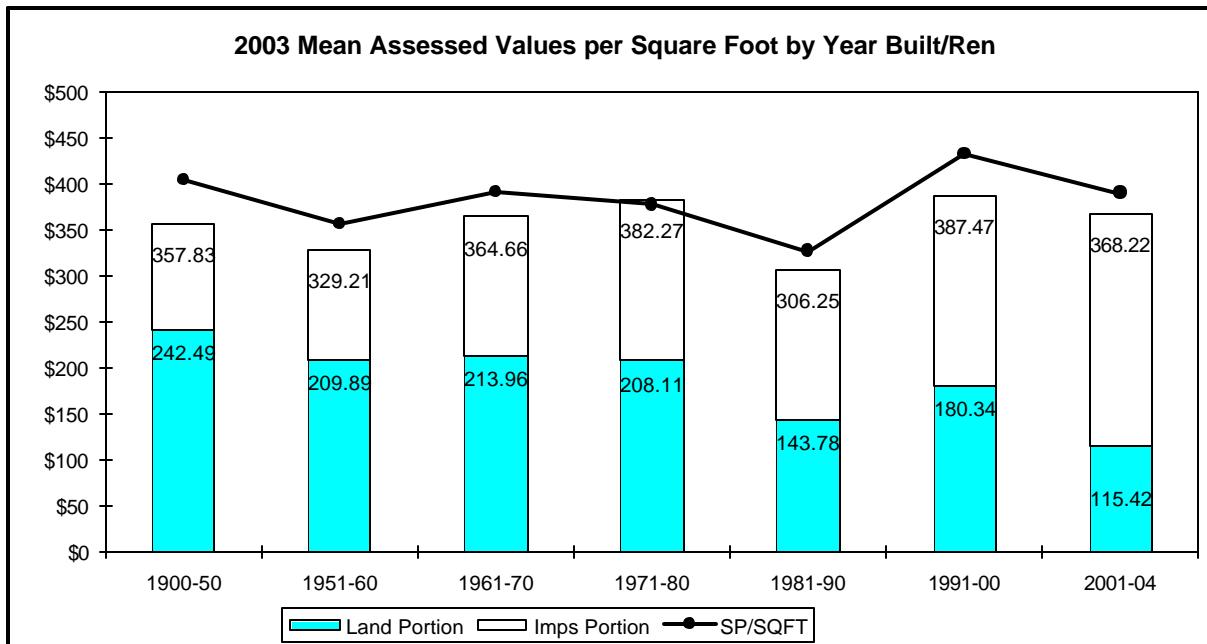
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	0	0.00%	5	3	0.07%
6	9	2.51%	6	86	2.07%
7	69	19.22%	7	760	18.25%
8	120	33.43%	8	1065	25.58%
9	60	16.71%	9	762	18.30%
10	46	12.81%	10	679	16.31%
11	48	13.37%	11	463	11.12%
12	7	1.95%	12	230	5.52%
13	0	0.00%	13	116	2.79%
	359			4164	



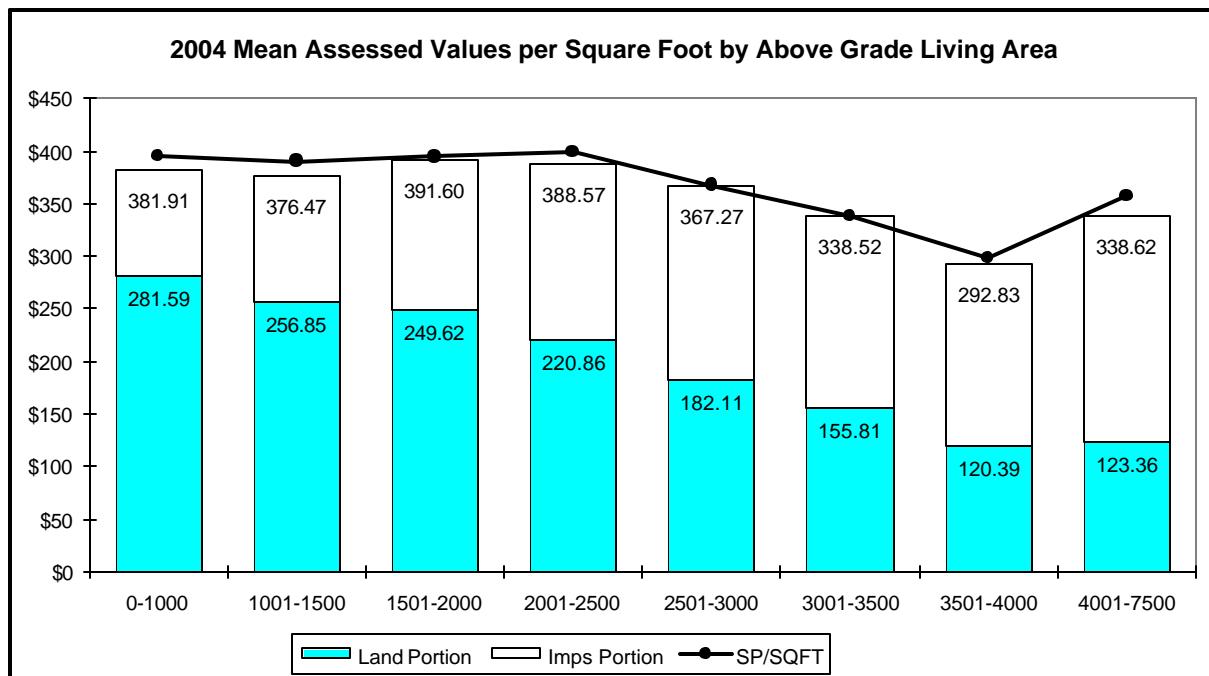
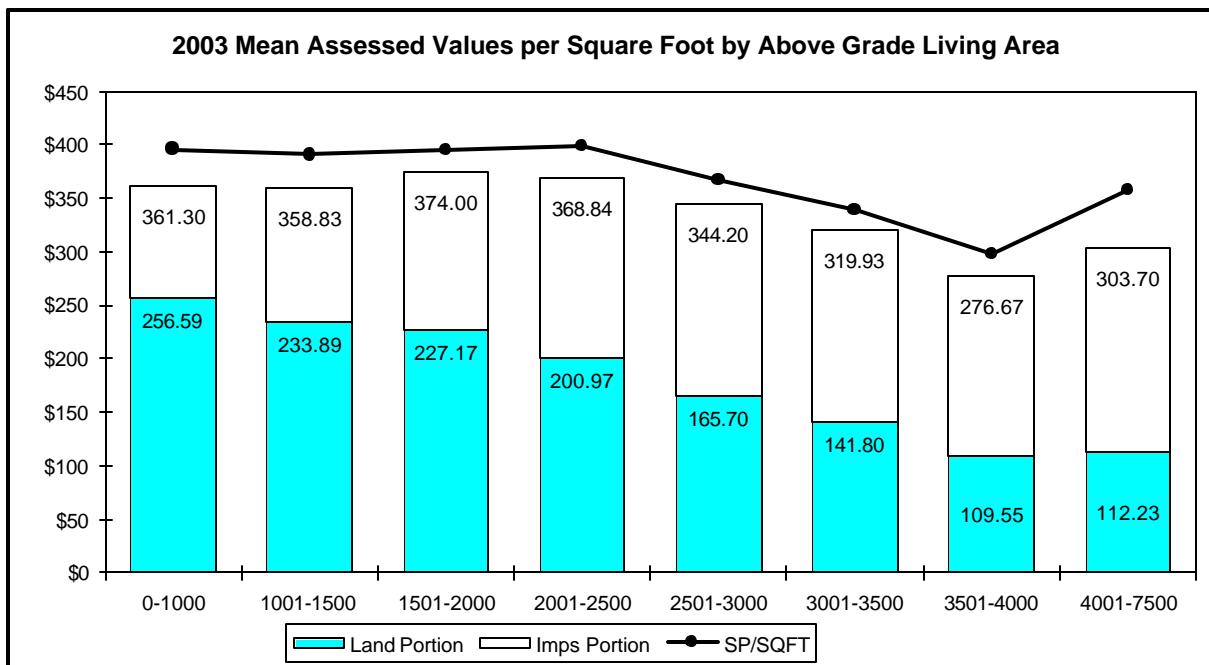
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2003 and 2004 Per Square Foot Values  
By Year Built or Year Renovated***



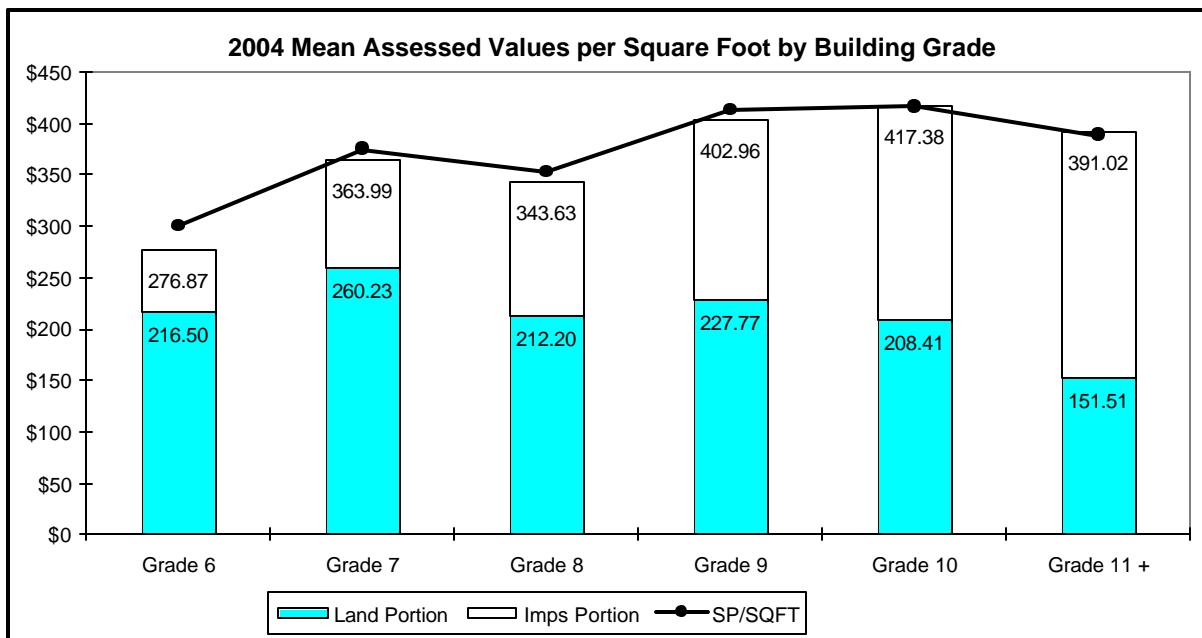
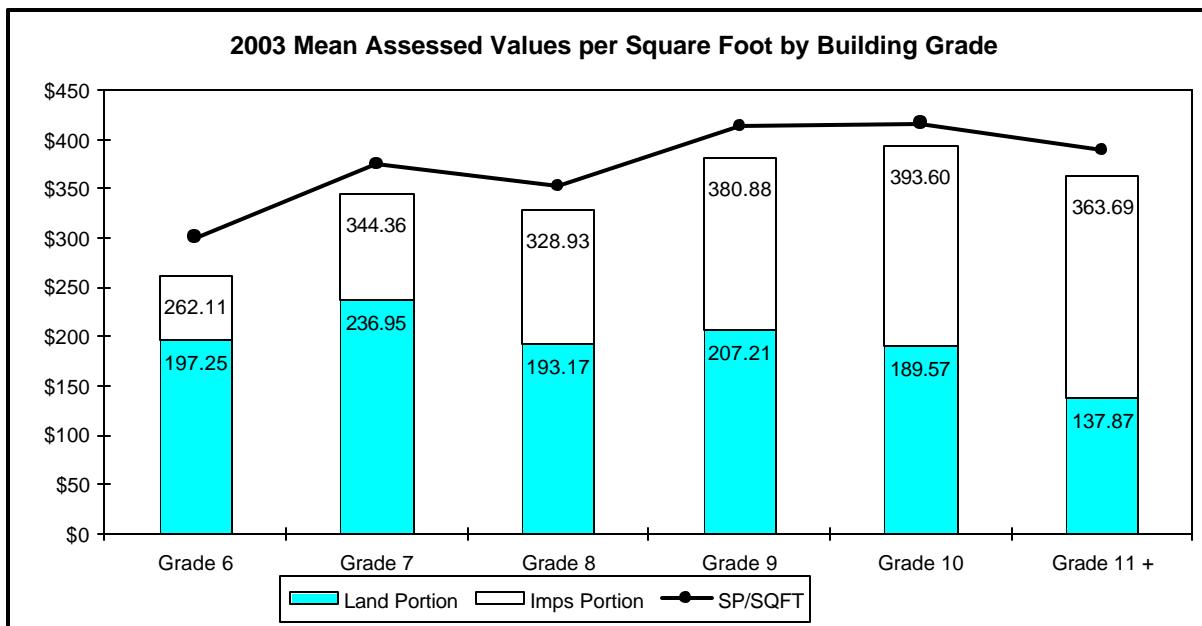
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values  
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values  
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## **Annual Update Process**

### ***Data Utilized***

Available sales closed from 1/1/2002 through 11/06/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database. Additional studies were performed Jan. 12, 2004 to test the resultant assessment level using later 2003 sales. There were 30 additional usable sales. The weighted mean ratio dropped from 0.982 to 0.978 for single family residences. The changes are insignificant.

### ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

### ***Land update***

There were an insufficient number of vacant land sales (10 usable land sales) available in area 33 making it problematic to develop adjustments to previous land based on land sales alone. As a result, a market adjustment for land values was derived based on the constant from improved property model, along with allocation methodology. This resulted in an overall 10% increase in land assessments in the area for the 2004 Assessment Year. The formula is:

$$2004 \text{ Land Value} = 2003 \text{ Land Value} \times 1.10, \text{ with the result rounded down to the next } \$1,000.$$

### ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 359 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### ***Improved Parcel Update (continued)***

The analysis results showed that several characteristic based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Improvements built between 1971 thru 1980 and greater than grade 7 had higher average ratios (Assessed Value/Sales Price) than other improvements, so, the formula adjusts these improvements downward more than others. Also improvements with Total Living Area greater than 3999 sq. ft. and less than 5501 sq. ft. had lower average ratios (Assessed Value/Sales Price) than others, so the formula adjusts these improvements upward more than others thus improving equalization.

The derived adjustment formula is:

2004 Total Value = 2003 Total Value / 0.9451947 + 0.08253919 if built between 1971 and 1980 and grade is greater than 7 – 0.06193589 if total living area is greater than 3999 sq. ft. and less than 5501 sq. ft.

The resulting total value is rounded down to the next \$1,000, *then:*

2004 Improvements Value = 2004 Total Value minus 2004 Land Value

An explanatory adjustment table is included in this report.

- Other:
- \*If multiple houses exist on a parcel, the Model is applied to principle building (2004 Total Value minus 2004 Land Value)
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If “accessory improvements only”, New Total Value= (2004 Land Value + Previous Improvement Value).
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
  - \*If residential properties exist on commercially zoned land, there is no change from previous value. (2004 total value = 2003 total value)

### ***Mobile Home Update***

There are no mobile homes in area 33

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 33 Annual Update Model Adjustments

**2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### **Overall (if no other adjustments apply)**

5.80%

<b>Grade greater than 7, YearbuiltRen 1971-1980</b>	<b>Yes</b>
<b>% Adjustment</b>	<b>-8.50%</b>

<b>Total Living Sq. Ft. greater than 3999, and less than 5501</b>	<b>Yes</b>
	<b>7.42%</b>

### **Comments**

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, Improvements YEAR BUILT or REN. 1971-1980 AND GRADE 8,9,10,11,12,13 would *approximately* receive a 2.70% overall downward adjustment (+5.80% overall, -8.50% adjustment downward for homes greater than grade 7 and Yearbuilt or Ren 1971-1980). 12% of the population would receive this adjustment.

Improvements with TOTAL LIVING AREA SQ. FT greater than 3999 and less than 5501 would *approximately* receive a 13.22% upward adjustment (5.80% overall +7.42% TOTAL LIVING AREA greater than 3999 and less than 5501). 14% of the population would receive this adjustment.

**Only 5** properties in the population that would receive the combined adjustment (above). These properties will receive *approximately* 4.72% overall upward adjustment.

73% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

## Area 33 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 98.2

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
6	9	0.874	0.923	5.6%	0.822	1.024
7	69	0.921	0.973	5.7%	0.939	1.007
8	120	0.930	0.972	4.5%	0.945	0.998
9	60	0.923	0.978	6.0%	0.939	1.018
10	46	0.930	0.991	6.5%	0.949	1.032
11	48	0.931	1.006	8.0%	0.975	1.037
12	7	0.900	0.967	7.5%	0.845	1.089
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1900-1950	46	0.886	0.938	6.0%	0.897	0.980
1951-1960	101	0.917	0.971	5.9%	0.940	1.002
1961-1970	58	0.932	0.998	7.1%	0.967	1.029
1971-1980	42	1.020	1.000	-2.0%	0.965	1.035
1981-1990	38	0.923	1.004	8.8%	0.964	1.044
>2000	35	0.926	1.007	8.7%	0.957	1.056
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Fair	1	0.675	0.714	5.8%	N/A	N/A
Average	172	0.928	0.992	6.9%	0.970	1.014
Good	154	0.926	0.974	5.3%	0.954	0.995
Very Good	32	0.919	0.967	5.2%	0.912	1.022
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	251	0.931	0.986	5.9%	0.968	1.003
1.5	9	0.953	0.991	3.9%	0.907	1.074
2	99	0.911	0.974	6.8%	0.945	1.002

## Area 33 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 98.2

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L..
<1000	11	0.912	0.964	5.7%	0.891	1.038
1001-1500	55	0.919	0.964	4.9%	0.927	1.002
1501-2000	99	0.949	0.994	4.7%	0.963	1.024
2001-2500	71	0.924	0.974	5.4%	0.941	1.008
2501-3000	54	0.935	0.998	6.7%	0.964	1.032
3001-3500	33	0.938	0.993	5.8%	0.940	1.045
3501-4000	15	0.939	0.994	5.9%	0.920	1.067
4001- +	21	0.852	0.947	11.2%	0.899	0.996
View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L..
N	261	0.925	0.981	6.1%	0.964	0.999
Y	98	0.925	0.983	6.2%	0.955	1.011
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L..
N	341	0.929	0.987	6.3%	0.972	1.002
Y	18	0.902	0.948	5.1%	0.887	1.009
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L..
1	57	0.920	0.975	5.9%	0.939	1.010
5	241	0.922	0.979	6.2%	0.961	0.997
9	61	0.948	1.007	6.2%	0.971	1.042
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L..
5001-8000	20	0.958	0.999	4.3%	0.925	1.073
8001-12000	111	0.925	0.981	6.0%	0.954	1.007
12001-16000	76	0.929	0.995	7.1%	0.961	1.029
16001-20000	85	0.936	0.987	5.4%	0.958	1.016
20001-30000	61	0.918	0.977	6.4%	0.945	1.009
30001-43559	4	0.900	0.952	5.8%	0.686	1.218
1AC-3AC	2	0.824	0.872	5.8%	-0.889	2.633

## Area 33 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 98.2

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

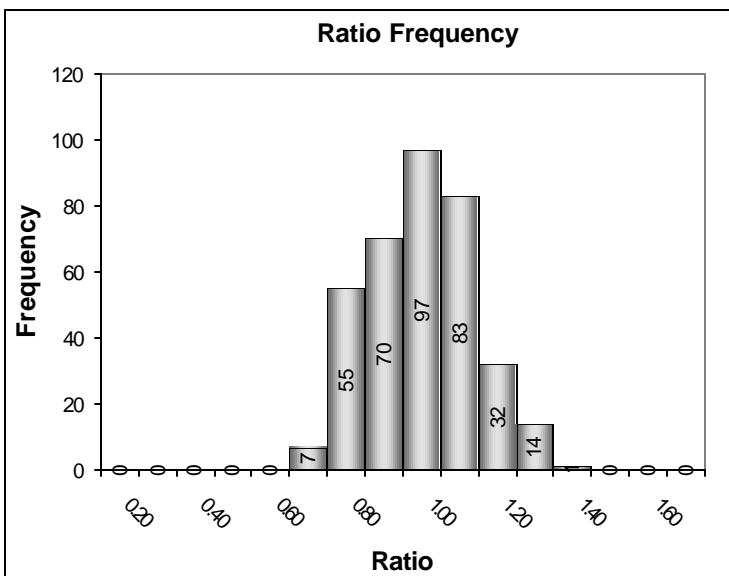
It is difficult to draw valid conclusions when the sales count is low.

Grade greater 7,YearbiltRen 1971- 1980	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	317	0.913	0.980	7.3%	0.964	0.995
Y	42	1.020	1.000	-2.0%	0.965	1.035
BigTotLiv Grtr 3999Less than 5501	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	314	0.937	0.980	4.5%	0.964	0.995
Y	45	0.882	0.991	12.4%	0.954	1.028

# Annual Update Ratio Study Report (Before)

## 2003 Assessments

<b>District/Team:</b> NE / Team - 1	<b>Lien Date:</b> 01/01/2003	<b>Date of Report:</b> 1/8/2004	<b>Sales Dates:</b> 1/2002 - 12/2003
<b>Area</b> 33 Medina/Clyde Hill	<b>Appr ID:</b> SLED	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	359		
<b>Mean Assessed Value</b>	785,000		
<b>Mean Sales Price</b>	848,300		
<b>Standard Deviation AV</b>	440,661		
<b>Standard Deviation SP</b>	504,142		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.947		
<b>Median Ratio</b>	0.948		
<b>Weighted Mean Ratio</b>	0.925		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.638		
<b>Highest ratio:</b>	1.320		
<b>Coefficient of Dispersion</b>	11.79%		
<b>Standard Deviation</b>	0.137		
<b>Coefficient of Variation</b>	14.45%		
<b>Price Related Differential (PRD)</b>	1.023		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.929		
<i>Upper limit</i>	0.970		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.933		
<i>Upper limit</i>	0.961		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	4164		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.137		
<b>Recommended minimum:</b>	30		
<b>Actual sample size:</b>	359		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	176		
# ratios above mean:	183		
<i>Z:</i>	0.369		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



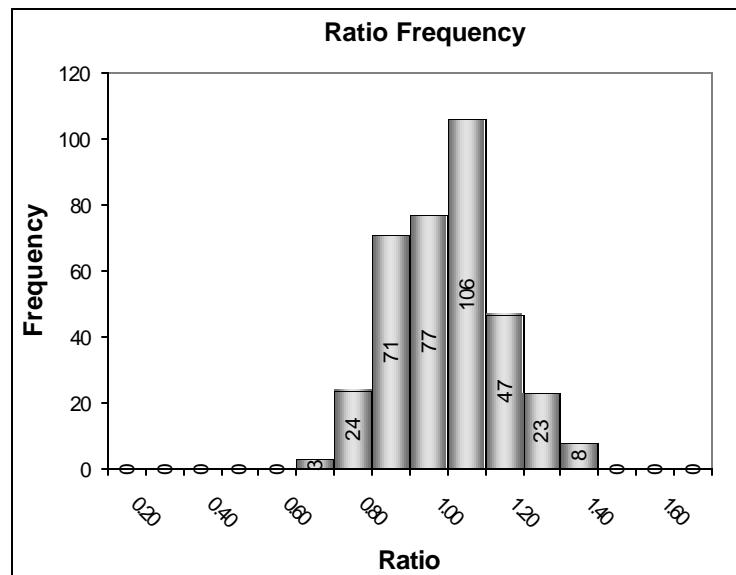
### COMMENTS:

1 to 3 Unit Residences throughout area 33

# Annual Update Ratio Study Report (After)

## 2004 Assessments

<b>District/Team:</b> NE / Team - 1	<b>Lien Date:</b> 01/01/2004	<b>Date of Report:</b> 1/8/2004	<b>Sales Dates:</b> 1/2002 - 12/2003
<b>Area</b> 33 Medina/Clyde Hill	<b>Appr ID:</b> SLED	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i>		359	
<i>Mean Assessed Value</i>		833,000	
<i>Mean Sales Price</i>		848,300	
<i>Standard Deviation AV</i>		477,945	
<i>Standard Deviation SP</i>		504,142	
<b>ASSESSMENT LEVEL</b>			
<i>Arithmetic Mean Ratio</i>		0.999	
<i>Median Ratio</i>		1.002	
<i>Weighted Mean Ratio</i>		0.982	
<b>UNIFORMITY</b>			
<i>Lowest ratio</i>		0.675	
<i>Highest ratio:</i>		1.395	
<i>Coefficient of Dispersion</i>		11.30%	
<i>Standard Deviation</i>		0.140	
<i>Coefficient of Variation</i>		14.00%	
<i>Price Related Differential (PRD)</i>		1.018	
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>		0.988	
<i>Upper limit</i>		1.020	
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>		0.985	
<i>Upper limit</i>		1.014	
<b>SAMPLE SIZE EVALUATION</b>			
<i>N (population size)</i>		4164	
<i>B (acceptable error - in decimal)</i>		0.05	
<i>S (estimated from this sample)</i>		0.140	
<b>Recommended minimum:</b>		31	
<i>Actual sample size:</i>		359	
<b>Conclusion:</b>		OK	
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:		172	
# ratios above mean:		187	
Z:		0.792	
<b>Conclusion:</b>		Normal*	
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 33

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 33**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	980870	0200	7/7/03	\$705,000	1480	380	7	1937	4	16019	Y	N	9229 NE 40TH ST
001	980870	0686	8/12/03	\$530,000	1570	0	7	1952	4	8804	N	N	4408 94TH AV NE
001	192505	9058	6/25/03	\$950,000	1620	1340	7	1920	5	20470	N	N	9432 NE POINTS DR
001	192505	9143	9/9/03	\$339,900	1670	0	7	1952	3	16540	N	N	9445 POINTS DR NE
001	180170	0010	6/14/02	\$2,250,000	1990	390	7	1948	3	31711	Y	Y	3200 HUNTS POINT RD
001	242504	9211	6/11/02	\$1,675,000	2140	0	7	1941	4	23110	Y	Y	3261 EVERGREEN POINT RD
001	353790	0160	12/16/02	\$497,000	1090	750	8	1952	3	24056	N	N	3001 HUNTS POINT CIR
001	353790	0190	7/1/03	\$498,600	1430	0	8	1952	4	12000	N	N	2831 HUNTS POINT RD
001	353790	0140	12/12/02	\$466,000	1570	1500	8	1959	4	12160	N	N	3031 HUNTS POINT CIR
001	353790	0080	5/23/02	\$433,000	1610	0	8	1955	3	11990	N	N	3028 HUNTS POINT CIR
001	920890	0067	6/26/03	\$825,000	1700	0	8	1992	3	17084	N	N	1859 76TH AV NE
001	353790	0150	3/19/03	\$524,000	1850	0	8	1961	4	12160	N	N	3015 HUNTS POINT CIR
001	192505	9146	9/23/03	\$585,000	1980	0	8	1990	3	8153	N	N	9419 POINTS DR NE
001	054010	0686	8/26/03	\$539,000	2050	0	8	1953	4	9309	N	N	3028 HUNTS POINT RD
001	242504	9100	10/17/02	\$980,000	2110	370	8	1949	4	24233	Y	N	3211 EVERGREEN POINT RD
001	353790	0070	7/10/03	\$545,700	2170	0	8	1955	4	17550	N	N	8304 HUNTS POINT CIR
001	980870	0785	6/10/02	\$1,550,000	2620	0	8	1970	3	24700	Y	Y	4420 95TH AV NE
001	980870	0087	7/1/03	\$650,000	2650	0	8	1952	5	11652	N	N	3834 94TH AV NE
001	980870	0780	10/1/02	\$1,595,000	2830	0	8	1980	3	22600	Y	Y	4424 95TH AV NE
001	980870	0130	3/20/03	\$640,000	3450	0	8	1951	4	16307	N	N	3805 94TH AV NE
001	400050	0045	4/22/03	\$1,310,000	1830	600	9	1954	4	26775	Y	N	1636 73RD AV NE
001	192505	9198	4/15/02	\$597,500	2100	0	9	1961	4	17853	N	N	3849 92ND AV NE
001	866240	0070	5/8/02	\$1,064,000	2180	1840	9	1962	5	14014	N	N	9209 NE 37TH PL
001	353490	0080	10/28/03	\$2,400,000	2300	0	9	1967	5	36500	Y	Y	3412 HUNTS POINT RD
001	980810	0067	7/31/03	\$935,000	2320	1570	9	1964	4	15700	Y	N	9030 NE 42ND ST
001	242504	9065	11/12/02	\$3,000,000	2420	600	9	1952	5	55321	Y	Y	3267 EVERGREEN POINT RD
001	192505	9201	6/10/03	\$939,000	2520	0	9	1963	4	15652	N	N	3610 92ND AV NE
001	739730	0243	7/10/02	\$838,000	2520	0	9	1990	3	10500	N	N	3301 78TH PL NE
001	980870	0075	3/26/03	\$613,525	2970	0	9	1982	4	8190	N	N	3842 94TH AV NE
001	192505	9055	12/11/02	\$2,400,000	3050	960	9	1976	3	22310	Y	Y	9009 NE 37TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 33**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	201870	0165	10/10/03	\$760,000	3070	0	9	1951	4	10668	N	N	8233 OVERLAKE DR W
001	353790	0010	9/17/03	\$1,000,000	3130	0	9	1955	4	27341	N	N	3131 HUNTS POINT RD
001	179520	0020	2/8/02	\$1,290,000	3620	0	9	1999	3	18636	N	N	9050 NE 38TH PL
001	362504	9088	8/14/03	\$1,400,000	4040	0	9	1954	5	18225	N	N	7623 OVERLAKE DR W
001	980810	0178	4/4/03	\$1,046,500	2000	2740	10	1989	3	28350	N	N	3830 95TH AV NE
001	739730	0151	8/28/03	\$1,945,000	2020	1350	10	1976	5	12560	Y	Y	3230 78TH PL NE
001	247270	0025	8/8/03	\$1,950,000	2270	0	10	1995	3	15591	Y	Y	3103 FAIRWEATHER PL
001	980870	1120	8/15/02	\$1,750,000	2470	1560	10	2001	3	15643	N	N	4233 92ND AV NE
001	339500	0080	11/11/02	\$1,075,000	2580	1600	10	1966	4	18802	Y	N	9012 NE 37TH PL
001	353490	0006	5/22/02	\$915,000	2580	300	10	1960	4	37715	N	N	3222 HUNTS POINT RD
001	353690	0090	10/7/02	\$774,000	3350	0	10	1978	4	29001	N	N	8557 HUNTS POINT LN
001	339500	0020	2/21/03	\$850,000	3590	0	10	1963	4	15139	N	N	9062 NE 37TH PL
001	980900	0030	2/5/03	\$1,340,000	3790	0	10	1967	4	16672	N	N	9045 NE 40TH PL
001	739730	0012	2/13/02	\$850,000	2260	420	11	1964	4	21600	N	N	3434 EVERGREEN POINT RD
001	757540	0020	10/30/02	\$780,000	2700	0	11	1977	4	18229	N	N	9075 NE 39TH PL
001	920890	0057	5/2/03	\$875,000	2740	0	11	1990	3	15000	N	N	2005 EVERGREEN POINT RD
001	353690	0050	5/3/02	\$720,000	3070	0	11	1979	3	22075	N	N	8520 HUNTS POINT LN
001	980870	0345	3/28/02	\$875,000	3290	0	11	1978	4	16200	N	N	4226 92ND AV NE
001	980850	0050	7/26/02	\$1,005,000	3360	0	11	1999	3	14924	Y	N	3715 96TH AV NE
001	192505	9116	2/12/02	\$899,000	3650	0	11	2000	3	20000	N	N	9417 POINTS DR NE
001	980810	0186	6/14/02	\$1,425,000	3780	0	11	2001	3	12831	Y	N	3929 97TH AV NE
001	192505	9156	6/20/03	\$1,700,000	4250	0	11	2001	3	14396	N	N	9252 POINTS DR NE
001	192505	9156	2/8/02	\$1,425,000	4250	0	11	2001	3	14396	N	N	9252 POINTS DR NE
001	206800	0250	3/27/03	\$1,670,000	2530	2130	12	2001	3	15001	Y	N	9105 NE 36TH ST
001	980870	0748	8/21/03	\$1,560,000	3590	0	12	1982	3	21550	Y	Y	4604 95TH AV NE
001	980870	0440	5/27/03	\$2,200,000	4450	1470	12	1998	3	15100	N	N	4623 95th AVE NE
001	353490	0070	6/11/03	\$5,200,000	6560	0	12	1998	3	44460	Y	Y	3268 HUNTS POINT RD
005	438920	1192	3/14/02	\$356,500	890	0	6	1950	5	8704	N	N	735 95TH AV NE
005	410710	0280	8/6/02	\$260,000	1100	0	6	1949	3	8680	N	N	1340 99TH AV NE
005	438920	0003	4/8/02	\$600,000	1200	0	6	1950	5	8568	N	N	720 99TH AV NE
005	808490	0105	1/16/03	\$321,000	1230	0	6	1951	3	8040	N	N	2423 96TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 33**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	438920	0765	2/15/02	\$350,000	1540	0	6	1951	4	8568	N	N	511 98TH AV NE
005	254070	0160	3/14/03	\$420,000	1930	0	6	1948	3	9600	N	N	8605 NE 12TH ST
005	808540	0306	6/11/03	\$475,000	850	400	7	1951	4	8400	N	N	2825 98TH AV NE
005	326230	0405	11/22/02	\$380,000	850	0	7	1953	3	8207	N	N	2056 77TH AV NE
005	808540	0157	4/18/02	\$350,000	890	0	7	1952	4	10744	N	N	9847 NE 31ST ST
005	808440	0111	9/16/02	\$410,000	920	0	7	1951	5	8520	N	N	2424 96TH AV NE
005	808440	0110	5/2/03	\$345,000	920	0	7	1951	3	8520	N	N	2416 96TH AV NE
005	808440	0010	6/29/02	\$289,000	920	0	7	1951	4	6750	N	N	9610 NE 24TH ST
005	886100	0245	10/27/03	\$309,000	920	920	7	1953	3	11190	N	N	10214 NE 30TH PL
005	886100	0205	9/2/03	\$332,000	950	420	7	1953	4	8994	N	N	10020 NE 30TH PL
005	886100	0230	7/2/03	\$321,000	970	970	7	1953	3	12464	N	N	10052 NE 30TH PL
005	886100	0210	4/8/03	\$319,000	1040	440	7	1953	3	8163	N	N	10026 NE 30TH PL
005	326230	0485	2/25/03	\$510,000	1080	0	7	1955	3	8118	N	N	2039 78TH AV NE
005	808490	0110	6/3/03	\$560,000	1100	1060	7	1963	4	16200	N	N	9445 NE 25TH ST
005	326230	0575	4/11/03	\$429,950	1102	0	7	1950	5	8119	N	N	2227 78TH AV NE
005	302505	9068	4/4/03	\$925,000	1120	1030	7	1951	4	20625	Y	N	9226 NE 20TH ST
005	886100	0215	6/17/03	\$310,000	1140	0	7	1953	4	9335	N	N	10032 NE 30TH PL
005	165150	0080	3/18/02	\$280,000	1180	0	7	1951	4	7800	N	N	3039 92ND PL NE
005	896480	0905	8/13/03	\$601,400	1250	1250	7	1950	4	10400	N	N	921 SUNSET WY
005	808440	0020	2/8/02	\$332,000	1250	0	7	1952	3	6750	N	N	9618 NE 24TH ST
005	886100	0065	6/17/03	\$432,000	1250	1050	7	1953	5	11008	N	N	10036 NE 31ST PL
005	155210	0120	11/14/02	\$435,045	1260	130	7	1956	4	9000	Y	N	1326 98TH AV NE
005	542630	0040	6/5/03	\$545,000	1270	0	7	1954	3	12000	N	N	2420 80TH AV NE
005	438920	0011	2/27/02	\$460,000	1270	0	7	1950	5	8568	N	N	714 99TH AV NE
005	644730	0330	5/30/02	\$903,350	1270	870	7	1948	4	12136	Y	N	8711 NE 4TH ST
005	808440	0401	6/24/03	\$424,500	1300	0	7	1955	4	9450	N	N	9710 NE 27TH ST
005	302505	9115	8/11/03	\$465,000	1310	0	7	1951	4	11364	N	N	9460 NE 20TH ST
005	808490	0160	4/3/02	\$685,000	1350	1290	7	1962	3	16200	N	N	9237 NE 25TH ST
005	808540	0184	6/19/03	\$545,000	1370	680	7	1952	4	10200	N	N	9826 NE 30TH ST
005	302505	9106	10/2/03	\$405,000	1390	540	7	1951	3	11280	N	N	2110 92ND AV NE
005	201870	0065	4/16/03	\$525,000	1390	920	7	1956	3	16218	N	N	601 84TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 33**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	808490	0106	3/15/03	\$372,900	1420	0	7	1988	3	8040	N	N	2417 96TH AV NE
005	886100	0015	9/12/02	\$303,000	1430	0	7	1953	4	9350	N	N	10240 NE 30TH PL
005	438920	0008	1/2/02	\$460,000	1440	0	7	1954	4	8568	N	N	710 99TH AV NE
005	326230	0680	12/6/02	\$489,900	1450	0	7	1998	3	8119	N	N	2433 78TH AV NE
005	201870	0180	10/1/03	\$690,000	1480	630	7	1940	4	10812	Y	N	415 84TH AV NE
005	438920	1247	5/15/03	\$470,000	1550	0	7	1948	4	11700	N	N	9232 NE 1ST ST
005	326230	1580	1/24/03	\$430,000	1690	0	7	1953	3	10800	N	N	2633 80TH AV NE
005	332350	0040	4/8/03	\$465,000	1700	0	7	1950	3	7475	N	N	8703 NE 11TH ST
005	165350	0015	7/26/02	\$580,000	1730	0	7	1955	4	12180	N	N	9120 NE 21ST ST
005	438920	1062	9/10/03	\$548,000	1800	1230	7	1954	4	10010	N	N	9530 NE 5TH ST
005	808440	0220	10/6/03	\$479,300	1870	0	7	1956	3	10800	N	N	9625 NE 26TH ST
005	383550	0415	8/21/03	\$420,000	1890	600	7	1948	3	13080	Y	N	1050 89TH AV NE
005	326230	0775	7/28/03	\$450,000	1920	0	7	1950	3	16240	N	N	2621 78TH AV NE
005	758370	0075	10/23/03	\$505,000	2020	0	7	1946	4	12669	N	N	9190 NE 9TH ST
005	192505	9071	6/6/03	\$574,950	2150	0	7	1941	4	15681	N	N	9415 NE 30TH PL
005	542470	0210	7/3/03	\$887,000	2230	0	7	1949	4	11419	N	N	522 86TH AV NE
005	054010	0070	5/3/02	\$490,000	2390	1370	7	1956	3	29000	N	N	9040 POINTS DR
005	438920	0730	7/28/03	\$630,000	2500	0	7	1955	5	10880	N	N	715 98TH AV NE
005	412210	0065	4/7/03	\$410,000	1030	1030	8	2001	3	19936	Y	N	3265 103RD PL NE
005	326230	0750	3/19/02	\$565,000	1180	1060	8	1972	4	16045	N	N	2601 78TH AV NE
005	326230	1492	10/10/03	\$591,000	1210	380	8	1972	3	10800	N	N	2445 80TH AV NE
005	187290	0015	9/9/03	\$599,369	1290	1290	8	1948	4	16200	N	N	8931 NE 1ST ST
005	886100	0220	10/8/02	\$419,000	1320	850	8	1990	3	9277	N	N	10038 NE 30TH PL
005	383550	0181	1/23/02	\$480,000	1350	1350	8	1951	5	11130	N	N	1057 92ND AV NE
005	412270	0110	5/6/02	\$675,000	1360	850	8	1978	4	15307	Y	N	9920 NE 34TH ST
005	896480	0575	7/28/03	\$565,000	1370	0	8	1949	3	10962	N	N	9668 EVERGREEN DR
005	326230	0020	5/1/03	\$820,000	1370	1150	8	1970	4	16074	N	N	2740 EVERGREEN POINT RD
005	896480	0780	4/10/02	\$499,999	1380	500	8	1951	3	9520	Y	N	929 EVERGREEN DR
005	326230	0010	4/29/02	\$602,000	1400	400	8	1968	4	16100	N	N	2770 EVERGREEN POINT RD
005	896480	0935	6/4/03	\$432,500	1410	0	8	1950	4	10480	N	N	9319 SUNSET WY
005	201870	0015	7/2/02	\$604,000	1450	0	8	1976	3	19338	N	N	8216 OVERLAKE DR W

***Improved Sales Used in this Annual Update Analysis***  
**Area 33**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	165150	0025	2/14/03	\$479,000	1510	0	8	1952	4	13560	N	N	3006 92ND PL NE
005	808490	0020	1/7/03	\$770,000	1510	660	8	1955	3	16560	Y	N	9415 NE 26TH ST
005	063200	0065	1/18/02	\$825,000	1520	1360	8	1950	4	13500	Y	N	9235 NE 20TH ST
005	302505	9165	4/4/03	\$720,000	1520	730	8	1963	4	20051	Y	N	2034 92ND AV NE
005	412290	0040	2/27/02	\$740,000	1530	1100	8	1961	4	20235	N	N	9620 NE 34TH ST
005	252504	9203	4/3/02	\$485,000	1550	0	8	1952	5	8424	N	N	1150 76TH AV NE
005	054010	0085	7/18/03	\$545,000	1560	740	8	1977	4	29000	N	N	9018 NE POINTS DR
005	896480	0280	2/25/03	\$590,718	1570	0	8	1951	4	10962	Y	N	9847 VINEYARD CREST
005	412230	0130	8/14/03	\$600,000	1570	1450	8	1956	4	20835	N	N	3212 99TH AV NE
005	542630	0020	3/31/03	\$462,500	1590	0	8	1954	4	8625	N	N	2452 80TH AV NE
005	412230	0115	5/13/03	\$565,000	1600	1400	8	1956	4	18701	N	N	3238 99TH AV NE
005	302505	9118	7/17/03	\$880,000	1630	1490	8	1950	4	10890	Y	N	1745 92ND AV NE
005	362504	9063	1/9/03	\$821,600	1650	1260	8	1967	3	16215	N	N	7702 OVERLAKE DR W
005	549400	0010	1/21/03	\$640,000	1650	1070	8	1969	4	10001	Y	N	5 94TH PL NE
005	896480	0680	6/5/03	\$825,000	1670	1090	8	1948	3	12240	Y	N	9341 VINEYARD CREST
005	326230	0180	6/21/02	\$527,500	1690	0	8	1967	3	16200	N	N	2460 76TH AV NE
005	326230	0105	6/24/03	\$600,000	1700	0	8	1967	4	16200	N	N	2450 76TH AV NE
005	383550	0246	10/8/03	\$610,000	1710	0	8	1947	4	14850	N	N	1025 91ST AV NE
005	808540	0080	4/24/02	\$699,800	1710	1680	8	1965	4	15930	N	N	9608 NE 31ST ST
005	542570	0025	5/27/03	\$480,000	1710	1500	8	1967	3	14208	N	N	8255 NE 26TH ST
005	155210	0010	6/4/03	\$575,000	1730	0	8	1953	3	18585	Y	N	1320 97TH AV NE
005	165150	0040	5/22/03	\$429,950	1730	0	8	1951	4	11920	N	N	3028 92ND PL NE
005	542470	0005	6/26/02	\$670,000	1730	1210	8	1956	3	14250	Y	N	712 84TH AV NE
005	412230	0045	6/4/02	\$496,500	1740	1740	8	1959	3	22600	N	N	3120 100TH AV NE
005	165600	0020	10/20/03	\$620,000	1790	740	8	1976	4	19000	N	N	2605 92ND AV NE
005	302530	0155	6/4/03	\$775,000	1800	0	8	1967	3	19845	N	N	7631 NE 14TH ST
005	808490	0185	6/7/02	\$485,000	1820	0	8	1952	4	16200	N	N	9220 NE 24TH ST
005	896480	0605	9/26/03	\$699,000	1830	0	8	1950	4	9594	Y	N	9620 EVERGREEN DR
005	896480	0375	5/16/03	\$646,100	1830	0	8	1953	4	13200	N	N	9830 BELFAIR LN
005	302505	9070	10/1/03	\$860,000	1850	1850	8	1950	4	20965	Y	N	2004 92ND AV NE
005	201870	0196	5/7/02	\$692,500	1850	1030	8	1963	4	10688	N	N	8336 OVERLAKE DR W

***Improved Sales Used in this Annual Update Analysis***  
**Area 33**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	410710	0100	5/16/03	\$700,000	1860	0	8	1957	4	15100	Y	N	1448 92ND AV NE
005	383550	0050	11/22/02	\$705,000	1870	0	8	1999	3	11025	N	N	1024 91ST AV NE
005	896480	0430	5/21/03	\$550,000	1890	0	8	1990	3	10146	N	N	9847 BELFAIR RD
005	187290	0065	10/1/03	\$540,000	1900	0	8	1956	4	13600	N	N	9026 NE LAKE WASHINGTON BL
005	542570	0110	9/12/02	\$480,000	1920	0	8	1992	4	9375	N	N	8022 NE 27TH ST
005	412290	0010	6/21/02	\$538,020	1990	1070	8	1979	3	20241	Y	N	3432 96TH AV NE
005	201870	0170	2/12/03	\$675,000	1990	400	8	1947	4	15606	N	N	8300 OVERLAKE DR W
005	187290	0095	6/24/02	\$498,500	1990	800	8	1958	4	14440	Y	N	800 NE LAKE WASHINGTON BL
005	438920	0695	7/22/02	\$540,000	1990	0	8	2001	3	9112	N	N	710 98TH AV NE
005	542570	0115	3/27/02	\$689,000	2030	0	8	1991	4	9375	N	N	8014 NE 27TH ST
005	221050	0227	9/10/02	\$500,000	2030	0	8	1954	4	10455	N	N	1031 NE LAKE WASHINGTON BL
005	201870	0136	6/19/03	\$725,000	2090	50	8	1963	4	10300	N	N	8224 OVERLAKE DR W
005	896480	0725	1/24/03	\$630,000	2100	0	8	1949	3	9600	N	N	930 SUNSET WY
005	256630	0030	6/24/03	\$790,000	2130	500	8	1956	4	11550	N	N	9425 NE 16TH ST
005	256630	0030	10/23/02	\$760,000	2130	500	8	1956	4	11550	N	N	9425 NE 16TH ST
005	412290	0210	4/16/03	\$940,000	2150	2020	8	1964	5	20156	Y	N	3201 98TH AV NE
005	326230	1585	9/26/03	\$612,000	2150	0	8	1953	4	10800	N	N	2629 80TH AV NE
005	542630	0010	3/18/02	\$730,000	2180	850	8	1983	3	12000	N	N	2606 80TH AV NE
005	896480	0235	5/30/03	\$650,000	2190	0	8	1949	4	10494	Y	N	9821 HILLTOP RD
005	221050	0201	12/2/02	\$469,000	2190	0	8	1977	3	16900	N	N	8670 NE 10TH ST
005	808490	0040	6/27/03	\$750,000	2220	0	8	1961	3	16200	N	N	9434 NE 25TH ST
005	256630	0055	10/7/03	\$739,000	2230	0	8	1954	5	13584	N	N	1720 95TH AV NE
005	896480	0485	9/26/03	\$630,000	2240	0	8	1991	3	13520	N	N	927 BELFAIR RD
005	252504	9249	11/20/02	\$750,000	2240	0	8	1976	4	16154	N	N	7648 NE 10TH ST
005	326230	1520	7/19/02	\$745,000	2250	1350	8	1959	4	16200	N	N	2608 79TH AV NE
005	542570	0026	4/25/03	\$640,000	2320	0	8	1963	4	20400	N	N	8240 NE 25TH ST
005	362504	9100	10/30/02	\$700,000	2320	360	8	1977	4	17132	N	N	8245 NE 8TH ST
005	896480	0470	3/5/03	\$905,000	2330	0	8	2001	3	13500	Y	N	9833 BELFAIR LN
005	165180	0310	7/24/03	\$575,000	2480	0	8	1968	3	20600	N	N	1500 86TH AV NE
005	896480	0460	4/26/03	\$655,000	2510	0	8	1951	4	17825	N	N	810 PARK RD
005	326230	0970	3/21/02	\$593,000	2520	0	8	1979	4	8120	N	N	2407 79TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 33**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	221050	0052	4/8/03	\$613,500	2530	0	8	1957	4	11130	N	N	958 87TH AV NE
005	326230	1490	7/15/03	\$750,000	2590	0	8	2000	3	10800	N	N	2443 80TH AV NE
005	896480	0595	11/15/02	\$640,000	2730	0	8	1989	3	10824	N	N	9636 EVERGREEN DR
005	256630	0070	10/20/03	\$639,950	2810	0	8	1954	4	14655	N	N	1620 94TH AV NE
005	105100	0050	7/25/03	\$750,000	2870	0	8	1969	4	19986	N	N	3200 95TH PL NE
005	326230	0235	8/21/03	\$805,000	2870	0	8	1962	4	16238	N	N	2222 76TH AV NE
005	302505	9007	5/5/03	\$1,100,000	2920	0	8	1970	5	30325	N	N	9430 NE 21ST PL
005	254070	0150	6/14/02	\$765,000	2924	0	8	1950	4	16080	N	N	8607 NE 12TH ST
005	180200	0080	3/12/03	\$730,000	2980	860	8	1965	4	22336	N	N	2224 95TH AV NE
005	438920	0692	8/20/03	\$500,000	3080	0	8	1977	4	8568	N	N	729 99TH AV NE
005	256630	0005	10/28/03	\$900,000	3520	0	8	1955	4	15756	Y	N	1755 94TH AV NE
005	362504	9096	3/15/02	\$780,000	3580	0	8	1968	5	16054	N	N	8215 NE 8TH ST
005	644760	0020	6/4/03	\$799,500	1600	1220	9	1967	4	13475	Y	N	2413 88TH AV NE
005	302505	9137	9/23/02	\$595,000	1630	1490	9	2000	3	7841	N	N	2205 92ND AV NE
005	410710	0190	4/25/03	\$900,000	1680	1600	9	1951	4	14850	Y	N	9259 NE 14TH ST
005	896480	0635	2/25/03	\$1,300,000	1780	1140	9	2000	3	12502	Y	N	9421 VINEYARD CREST
005	201870	0125	11/18/02	\$758,000	1780	590	9	1983	3	10812	Y	N	417 84TH AV NE
005	808540	0335	9/5/03	\$1,099,000	1800	1580	9	1959	4	16320	Y	N	9620 NE 28TH ST
005	644860	0110	7/31/03	\$899,000	1880	1440	9	1963	4	20298	N	N	1801 86TH AV NE
005	054010	0090	7/9/02	\$519,950	1930	0	9	1965	4	29000	N	N	9010 NE POINTS DR
005	087800	0070	10/23/03	\$675,000	1950	570	9	1977	3	19845	N	N	9420 NE 31ST ST
005	202505	9053	11/4/02	\$829,000	2010	940	9	1992	3	14032	Y	N	9850 NE 34TH ST
005	932030	0150	9/8/03	\$1,399,000	2030	1990	9	1998	3	20400	N	N	1631 86TH AV NE
005	896480	0910	4/1/03	\$697,500	2130	0	9	1992	3	10400	N	N	913 SUNSET WY
005	302530	0255	1/13/03	\$725,000	2170	1190	9	1977	3	19897	N	N	7668 NE 14TH ST
005	644730	0155	5/24/02	\$1,375,000	2230	1720	9	2003	3	13728	Y	N	8447 NE 4TH ST
005	192505	9107	7/10/03	\$675,000	2300	0	9	1995	3	8370	N	N	9411 NE 32ND ST
005	896480	0045	11/5/02	\$650,000	2300	0	9	1951	4	13585	N	N	9642 HILLTOP RD
005	410710	0125	4/1/02	\$960,000	2310	600	9	1952	4	23025	Y	N	9222 NE 14TH ST
005	165200	0060	9/5/02	\$1,275,000	2330	1000	9	1961	3	16236	Y	N	1736 89TH PL NE
005	438920	0852	6/18/03	\$1,000,000	2370	2180	9	1968	4	12750	Y	N	9547 NE 1ST ST

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**Area 33**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	438920	0670	8/6/02	\$680,892	2370	0	9	2001	3	6300	N	N	511 99TH AV NE
005	542710	0080	12/13/02	\$765,000	2390	670	9	1979	3	17029	N	N	2546 MEDINA CIR
005	025150	0210	6/4/02	\$882,000	2460	0	9	1968	4	19400	N	N	3015 93RD PL NE
005	201870	0195	4/16/03	\$920,000	2510	780	9	1977	3	15137	Y	N	405 84TH AV NE
005	326230	0322	4/9/02	\$875,000	2570	1070	9	2000	3	13530	N	N	2032 EVERGREEN POINT RD
005	362504	9106	10/30/02	\$750,000	2600	0	9	1969	4	12913	N	N	7748 OVERLAKE DR W
005	362504	9106	10/13/03	\$749,000	2600	0	9	1969	4	12913	N	N	7748 OVERLAKE DR W
005	644730	0225	8/6/03	\$1,350,000	2620	0	9	1949	4	17919	Y	N	8404 NE 3RD ST
005	252504	9041	7/18/03	\$993,000	2680	0	9	1992	3	13099	N	N	7626 NE 8TH ST
005	542680	0050	5/30/03	\$860,000	2680	0	9	1974	4	5291	N	N	1250 80TH PL NE
005	438920	0640	7/15/02	\$749,000	2870	0	9	2001	3	8568	N	N	517 99TH AV NE
005	644800	0010	7/23/02	\$694,500	2940	0	9	1970	3	20384	N	N	8435 NE 13TH ST
005	644730	0265	8/4/03	\$1,100,000	3120	0	9	1960	4	16573	N	N	515 87TH AV NE
005	896480	0035	5/14/02	\$1,125,000	3210	810	9	1995	3	12969	Y	N	9671 HILLTOP RD
005	302530	0320	6/26/02	\$1,349,900	4410	0	9	1989	4	19538	N	N	1432 76TH AV NE
005	383550	2870	4/26/02	\$1,165,000	4700	0	9	1965	5	13200	Y	N	8846 OVERLAKE DR W
005	165190	0130	5/1/03	\$665,000	1810	660	10	1977	4	23730	N	N	8520 NE 26TH ST
005	929090	0070	8/27/02	\$840,000	1880	1650	10	1973	4	19895	Y	N	2116 88TH AV NE
005	500650	0040	5/20/02	\$1,157,000	1990	1930	10	1974	4	22310	Y	N	9232 NE 14TH ST
005	317460	0030	4/16/03	\$695,000	2070	620	10	1982	3	24000	N	N	2715 84TH PL NE
005	644860	0160	8/14/02	\$887,500	2100	900	10	1965	4	20075	N	N	8661 NE 20TH ST
005	165160	0040	10/14/02	\$920,000	2170	2130	10	1972	4	24300	Y	N	2635 90TH AV NE
005	302530	0180	5/1/02	\$895,000	2280	620	10	1992	3	19855	N	N	7665 NE 14TH ST
005	302530	0186	7/1/03	\$1,150,000	2290	1480	10	1988	3	16006	N	N	7675 NE 14TH ST
005	808440	0315	9/12/02	\$612,500	2400	0	10	1989	3	13500	N	N	9715 NE 27TH ST
005	546130	0110	7/10/03	\$1,310,000	2420	1760	10	1992	3	12388	Y	N	1815 90TH PL NE
005	192505	9007	7/28/03	\$815,000	2440	0	10	1986	3	20559	N	N	3216 93RD PL NE
005	254070	0256	1/21/02	\$812,000	2570	0	10	1984	3	16934	N	N	8426 NE 10TH ST
005	941590	0005	3/12/02	\$880,000	2570	1370	10	1964	4	19800	Y	N	9015 NE 26TH ST
005	542711	0050	7/14/03	\$790,400	2700	0	10	1984	3	16002	N	N	2555 MEDINA CIR
005	931570	0060	2/11/02	\$838,000	2840	0	10	1969	4	20736	N	N	8619 NE 23RD PL

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**Area 33**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	896480	0871	2/7/03	\$1,230,000	2980	1060	10	1950	4	17850	Y	N	9400 HILLTOP RD
005	025150	0170	9/18/03	\$706,800	2990	0	10	1968	4	18125	N	N	9350 NE 30TH ST
005	247000	0155	7/22/02	\$1,525,000	3040	1980	10	1962	5	21594	Y	N	1634 77TH AV NE
005	165150	0075	9/18/03	\$1,075,000	3080	0	10	2003	2	7800	N	N	8058 NE 8th ST
005	317460	0020	8/8/03	\$745,000	3110	0	10	1982	4	19995	N	N	8410 NE 27TH PL
005	336850	0020	5/8/03	\$1,850,000	3120	3120	10	1998	3	20066	Y	N	1353 92ND AV NE
005	542711	0090	3/21/02	\$820,000	3200	0	10	1984	3	20808	N	N	2548 MEDINA CIR
005	808540	0125	6/2/03	\$1,000,000	3390	0	10	1984	3	16304	N	N	9617 NE 31ST ST
005	155210	0160	11/19/02	\$1,300,000	3450	0	10	2001	3	15840	Y	N	1315 97TH AV NE
005	438920	0660	8/12/02	\$1,080,000	3600	0	10	2001	3	8568	N	N	523 99TH AV NE
005	221050	0012	8/5/03	\$1,310,000	3780	0	10	1994	3	19078	N	N	836 84TH AV NE
005	929090	0110	10/15/02	\$912,000	3800	0	10	1966	4	21600	N	N	8636 NE 21ST PL
005	164800	0040	8/23/02	\$830,000	3860	0	10	1977	4	21477	N	N	2320 85TH PL NE
005	383550	0015	8/4/03	\$1,381,500	4360	0	10	2003	3	10500	N	N	1050 91ST AVE NE
005	252504	9128	2/19/02	\$1,350,000	4430	0	10	1987	3	17536	N	N	7655 NE 10TH ST
005	808540	0015	6/17/02	\$855,000	2110	1710	11	1975	3	16200	N	N	9825 NE 32ND ST
005	302530	0380	8/18/03	\$1,000,000	2420	0	11	1974	3	19852	Y	N	7777 NE 16TH ST
005	808490	0080	9/4/03	\$1,061,000	2450	1090	11	1968	4	17415	Y	N	9210 NE 25TH ST
005	025162	0190	4/17/03	\$890,000	2600	0	11	1976	3	16500	Y	Y	2729 94TH AV NE
005	165180	0330	6/26/03	\$1,240,000	2610	1750	11	2001	3	21000	N	N	1446 86TH AV NE
005	410710	0140	2/26/03	\$1,675,000	2625	2105	11	2000	3	15416	Y	N	9227 NE 14TH ST
005	054010	0065	4/5/02	\$659,000	2650	0	11	1988	3	29000	N	N	9050 NE POINTS DR
005	085320	0020	12/18/02	\$1,275,000	2850	600	11	1977	5	25200	N	N	1366 91ST AV NE
005	064320	0100	4/8/02	\$1,415,000	3020	1640	11	1986	3	18772	Y	N	2425 91ST PL NE
005	896480	0170	9/29/03	\$1,520,000	3120	1120	11	1987	3	14355	Y	N	9500 HILLTOP RD
005	438920	1180	10/31/02	\$403,000	3150	540	11	2003	3	12945	N	N	9408 NE 5TH ST
005	808440	0430	2/28/03	\$1,015,315	3180	0	11	2001	3	10125	N	N	9725 NE 28TH ST
005	890762	0040	6/10/03	\$999,100	3200	0	11	1976	5	19055	Y	N	8900 NE 13TH ST
005	890762	0040	2/19/02	\$962,000	3200	0	11	1976	5	19055	Y	N	8900 NE 13TH ST
005	302530	0367	9/17/03	\$1,375,000	3280	850	11	1998	3	23815	N	N	1556 77TH PL NE
005	252504	9023	7/9/03	\$2,285,000	3290	3110	11	2001	3	24291	N	N	7831 NE 12TH ST

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**Area 33**  
**(1 to 3 Unit Residences)**

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005	326230	0005	3/19/02	\$930,000	3360	0	11	1990	3	16050	N	N	2790 EVERGREEN POINT RD
005	410710	0305	6/13/02	\$950,000	3370	0	11	2001	3	6570	N	N	1219 100TH AV NE
005	252504	9158	1/31/02	\$965,000	3540	0	11	1991	3	10455	N	N	8224 NE 8TH ST
005	438920	1066	6/14/02	\$1,265,000	3930	1370	11	2001	3	10500	Y	N	501 96TH AV NE
005	980600	0040	4/23/03	\$1,110,000	3950	0	11	1984	4	20100	N	N	2720 91ST PL NE
005	980600	0010	3/18/02	\$1,180,000	4070	0	11	1984	4	20005	N	N	2777 91ST PL NE
005	254070	0075	9/19/03	\$1,195,000	4080	0	11	1995	3	18141	N	N	1034 84TH AV NE
005	326230	1085	7/19/03	\$1,300,000	4160	0	11	1982	4	16238	N	N	2233 79TH AV NE
005	326230	0420	9/4/03	\$1,998,000	4180	0	11	1999	3	16236	N	N	2030 77TH AV NE
005	326230	0420	3/20/02	\$1,850,000	4180	0	11	1999	3	16236	N	N	2030 77TH AV NE
005	928673	0040	7/23/03	\$1,150,000	4300	0	11	1979	4	19866	N	N	2301 88TH AV NE
005	302505	9192	12/5/02	\$1,225,000	4330	0	11	1988	3	20001	Y	N	2111 96TH AV NE
005	326230	0800	8/14/02	\$1,349,000	4410	0	11	2002	3	12181	N	N	2655 78TH AV NE
005	252504	9118	6/4/03	\$1,515,000	4540	0	11	1998	3	11489	N	N	7828 NE 8TH ST
005	207900	0050	9/25/03	\$1,630,000	4790	0	11	2003	3	20299	N	N	3401 96TH AV NE
005	410710	0192	8/8/02	\$1,450,000	5120	0	11	1990	3	18150	Y	N	9235 NE 14TH ST
005	201870	0026	7/25/03	\$1,875,000	5470	0	11	1990	3	24381	N	N	8120 OVERLAKE DR W
005	896480	0080	10/29/03	\$2,447,500	2850	2850	12	2003	3	10920	Y	N	9425 HILLTOP RD
005	302505	9162	6/3/03	\$2,550,000	2920	1750	12	2001	3	26400	N	N	2331 94TH AV NE
005	252504	9029	3/6/02	\$1,220,000	3840	0	12	1993	3	14457	N	N	848 EVERGREEN POINT RD
009	386090	0121	6/11/03	\$310,000	1120	1120	6	1957	3	6639	N	N	1821 104TH AV SE
009	066600	0230	6/2/03	\$375,950	1150	1040	6	1955	3	9944	N	N	10204 SE 8TH ST
009	082405	9146	10/30/02	\$395,000	1510	400	6	1948	4	9583	N	N	10304 SE 25TH ST
009	062405	9048	1/2/03	\$389,500	960	0	7	1949	4	6931	N	N	1934 100TH AV SE
009	052405	9165	9/4/03	\$350,000	1010	0	7	1950	4	12197	N	N	1943 104TH AV SE
009	573960	1385	5/2/02	\$384,000	1050	700	7	1953	3	12330	N	N	1027 104TH AV SE
009	082405	9171	4/23/03	\$345,000	1240	670	7	1952	3	9147	N	N	2417 104TH AV SE
009	234430	0116	9/9/03	\$558,900	1320	0	7	1999	3	9754	N	N	10515 SE 30TH ST
009	052405	9132	3/19/03	\$597,000	1340	890	7	1950	4	10454	N	N	2001 104TH AV SE
009	573960	1165	7/15/03	\$336,000	1350	620	7	1959	3	10800	N	N	830 102ND AV SE
009	386140	0120	9/23/03	\$612,000	1430	600	7	1951	4	15210	N	N	2005 102ND AV SE

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**Area 33**  
**(1 to 3 Unit Residences)**

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009	326830	0080	3/11/02	\$695,000	1450	750	7	1955	4	17143	N	N	2212 SE 102ND PL
009	052405	9170	5/7/03	\$400,000	1530	0	7	1951	3	10010	N	N	10225 SE 16TH ST
009	062900	0630	5/24/02	\$423,000	1560	670	7	1966	3	10716	N	N	2705 107TH AV SE
009	386140	0125	8/13/03	\$560,000	1670	470	7	1952	3	15949	N	N	2045 102ND AV SE
009	062900	0420	9/12/02	\$410,000	1670	0	7	1954	4	6825	N	N	2720 104TH AV SE
009	549310	0075	11/6/03	\$650,000	1730	900	7	1950	4	20973	N	N	740 99TH AV SE
009	062900	0714	7/22/03	\$580,000	1810	830	7	1948	3	14988	N	N	2804 107TH AV SE
009	066600	0437	4/10/02	\$369,000	1830	0	7	1953	5	14740	N	N	10130 SE 8TH ST
009	573960	0640	9/19/02	\$350,000	1400	650	8	1967	4	10000	N	N	827 102ND AV SE
009	234430	0120	3/7/02	\$405,000	1530	460	8	1980	3	8931	N	N	10521 SE 30TH ST
009	234430	0122	6/26/02	\$390,000	1530	360	8	1980	3	7215	N	N	10529 SE 30TH ST
009	062900	0678	6/17/02	\$660,000	1550	1550	8	1955	5	11375	N	N	2740 107TH AV SE
009	549720	0070	1/21/03	\$570,000	1600	580	8	1978	4	9500	N	N	1012 103RD AV SE
009	549720	0020	12/2/02	\$415,000	1610	860	8	1978	3	9975	N	N	1005 103RD AV SE
009	082405	9100	11/6/02	\$705,000	1650	1720	8	1974	4	7950	Y	N	2543 103RD AV SE
009	062405	9072	5/15/03	\$2,380,000	1690	690	8	1956	4	30000	Y	Y	9516 SE 15TH ST
009	257120	0070	9/15/03	\$725,000	1720	1140	8	1963	4	18910	N	N	10223 SE 13TH PL
009	807790	0005	10/16/02	\$518,500	1790	0	8	1998	3	9977	N	N	10305 SE 16TH ST
009	082405	9174	2/11/02	\$409,500	1910	0	8	1952	5	8712	N	N	10307 SE 25TH ST
009	385990	0016	8/29/02	\$1,300,000	1940	1120	8	1954	3	17514	Y	Y	2165 101ST AV SE
009	549170	0150	4/24/02	\$855,000	1980	0	8	1952	4	16098	Y	N	731 97TH AV SE
009	062900	0845	9/8/03	\$799,500	1980	280	8	1948	5	24530	N	N	10516 SE 29TH ST
009	062900	0575	3/21/02	\$465,000	2160	220	8	1931	4	11500	N	N	10610 SE 27TH PL
009	066600	0236	6/11/02	\$510,000	2550	0	8	1986	3	19995	N	N	10258 SE 7TH ST
009	082405	9204	7/25/02	\$650,500	2560	0	8	1956	4	10890	Y	N	10314 SE 25TH ST
009	062900	0829	7/14/03	\$747,500	2680	0	8	1948	4	23805	N	N	10555 SE 28TH ST
009	062900	0838	8/14/03	\$820,000	2740	0	8	1949	5	13920	N	N	10528 SE 29TH ST
009	776870	0136	6/27/02	\$1,560,000	1510	1490	9	1995	3	14840	Y	Y	9326 SE SHORELAND DR
009	257120	0030	5/7/03	\$745,000	1850	1450	9	1963	5	18995	N	N	10226 SE 13TH PL
009	386140	0025	9/24/03	\$685,000	1850	1290	9	1952	4	18036	N	N	10230 SE 21ST ST
009	062405	9058	7/2/03	\$645,000	2160	0	9	2003	3	8700	N	N	9607 SE 15TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 33**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	234430	0115	7/31/02	\$625,000	2370	0	9	2002	3	8237	N	N	10513 SE 30TH ST
009	549170	0170	6/4/02	\$937,000	2440	1550	9	1966	3	19039	Y	N	9631 SE 7TH ST
009	573960	1240	5/8/03	\$649,000	2450	0	9	2002	3	15000	N	N	10223 SE 8TH ST
009	573960	1240	9/12/02	\$625,000	2450	0	9	2002	3	15000	N	N	10223 SE 8TH ST
009	776870	0300	10/6/03	\$500,000	2590	0	9	1952	3	15408	Y	N	9407 SE SHORELAND DR
009	066600	0217	11/22/02	\$535,000	2600	0	9	2001	3	7725	N	N	10242 SE 8TH ST
009	549310	0007	8/26/02	\$600,000	3320	0	9	1994	3	14030	N	N	555 100TH AV SE
009	549311	0090	5/28/02	\$825,000	1650	1290	10	1988	3	27210	Y	N	530 97TH PL SE
009	776870	0245	2/3/03	\$1,125,000	1680	920	10	1977	5	6500	Y	Y	9830 SE SHORELAND DR
009	234430	0037	12/2/02	\$1,600,000	2720	1500	10	1992	3	11601	Y	Y	3241 106TH AV SE
009	438920	0805	11/3/03	\$2,785,000	2820	1190	10	1967	4	22000	Y	Y	9417 NE LAKE WASHINGTON BL
009	234430	0022	7/16/02	\$940,000	3140	310	10	2001	3	11229	Y	N	3261 106TH AV SE
009	385990	0120	5/16/02	\$1,399,000	3420	2240	10	1987	3	13320	Y	N	2147 102ND PL SE
009	549310	0772	8/27/02	\$750,000	3460	1090	10	1989	3	10025	N	N	9919 SE 5TH ST
009	549310	0100	1/17/02	\$865,000	2470	1000	11	2001	3	8000	Y	N	805 100TH AV SE
009	549310	0100	6/12/02	\$865,000	2470	1000	11	2001	3	8000	Y	N	805 100TH AV SE
009	549310	0100	8/1/02	\$865,000	2470	1000	11	2001	3	8000	Y	N	805 100TH AV SE
009	385990	0085	1/29/03	\$1,130,000	2680	1500	11	1990	4	14973	N	N	2211 BLARNEY PL
009	573960	0125	5/12/03	\$1,100,000	2840	1350	11	2001	3	7920	Y	N	10017 SE 8TH ST

***Improved Sales Removed from this Annual Update Analysis***

**Area 33**

**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	192505	9171	7/19/02	\$429,000	DORRatio
001	192505	9195	9/23/02	\$650,000	%Compl
001	194230	0050	1/2/03	\$1,850,000	PARTIAL INTEREST(103,102, Etc.); MULTI-PARCEL SALE
001	206800	0040	9/24/02	\$875,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	242504	9086	10/31/03	\$1,802,500	PrevImp<=10K
001	242504	9127	5/14/02	\$5,200,000	ImpCount
001	242504	9127	7/28/03	\$4,840,000	ImpCount
001	242504	9157	11/25/02	\$2,700,000	NO MARKET EXP; RELATED PARTY, FRIEND, OR NGH
001	242504	9202	6/17/03	\$3,450,000	Wft
001	242504	9214	5/1/03	\$590,000	IMP CHANGE
001	353490	0181	8/29/03	\$3,000,000	Diagnostic
001	353490	0241	4/9/03	\$7,400,000	Non Rep
001	353490	0275	8/19/02	\$3,500,000	%Compl
001	353490	0546	10/23/03	\$2,100,000	No Market exposure
001	353690	0020	4/3/03	\$819,650	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	542730	0060	7/11/03	\$2,412,500	PrevImp<=10K
001	739730	0080	4/25/02	\$8,490	CORPORATE AFFILIATES; STATEMENT TO DORRatio
001	920890	0090	5/14/03	\$2,820,000	Diagnostic
001	926960	0020	11/20/02	\$860,000	ImpCount
001	980810	0100	5/21/02	\$765,000	ImpCount
001	980810	0175	7/22/03	\$950,000	SAS
001	980870	0415	10/29/02	\$360,000	UnFinArea PrevImp<=10K
001	980870	0470	9/18/02	\$709,500	%Compl
001	980870	0470	9/20/02	\$709,500	%Compl
001	980870	0839	3/12/03	\$2,900,000	Wft
001	980870	0978	4/13/03	\$715,000	PrevImp<=10K
005	054010	0065	6/6/03	\$589,000	Foreclosure
005	054010	0110	3/3/03	\$570,000	Obsol
005	054010	0452	1/2/02	\$500,000	DORRatio
005	062690	0050	12/20/02	\$499,200	Non-Rep
005	063200	0105	1/29/03	\$755,000	%Compl
005	063200	0190	2/26/02	\$750,000	Imp Characteristic changed since sale
005	064320	0010	3/25/02	\$1,275,000	IMP.CHANGE
005	064320	0140	1/23/02	\$1,235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	090000	0020	1/9/03	\$1,212,000	SAS
005	155210	0040	4/17/02	\$490,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	155210	0150	8/18/03	\$300,000	ActivePermitBeforeSale>25K
005	165150	0080	5/28/03	\$950,000	DOUBLE SALE
005	165180	0160	3/11/02	\$850,000	%Compl DORRatio
005	165180	0220	7/25/03	\$966,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	165180	0400	7/12/02	\$590,000	ESTATE ADM, GUARDIAN, OR EXECUTOR, Ratio
005	180200	0110	9/30/02	\$680,000	Obsol
005	192505	9066	8/21/03	\$1,150,000	Bad data
005	192505	9068	5/13/03	\$725,000	ESTATE ADM., GUARDIAN, OR EXECUTOR
005	192505	9072	4/16/03	\$417,500	Obsol

***Improved Sales Removed from this Annual Update Analysis***  
**Area 33**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	192505	9175	6/6/03	\$2,220,000	Non Rep
005	192505	9256	8/14/03	\$726,300	UnFinArea
005	201870	0185	7/25/02	\$725,000	SAS
005	202505	9120	1/6/03	\$470,000	BANKRUPTCY - RECOR TRUSTEE; STMENT TO DOR
005	202505	9120	4/19/02	\$522,000	EXEMPT FROM EXCISE TAX
005	207900	0050	5/22/02	\$425,000	DORRatio
005	207900	0060	4/11/02	\$649,900	SAS
005	247010	0080	4/23/03	\$606,250	QUIT CLAIM DEED; RELATED PARTY, FRIEND, NGH
005	247010	0180	2/13/03	\$1,350,000	STATEMENT TO DOR
005	247270	0135	1/27/03	\$384,000	SAS
005	252504	9025	8/26/02	\$875,000	%Compl
005	252504	9125	1/29/03	\$14,418	DORRatio
005	252504	9160	4/10/02	\$530,000	Obsol DORRatio
005	254070	0085	4/29/03	\$727,500	SAS
005	254070	0257	4/28/03	\$730,000	RELOCATION - SALE BY SERVICE
005	254070	0257	7/16/02	\$730,000	RELOCATION - SALE TO SERVICE
005	255900	0080	10/24/03	\$2,700,000	DIAGNOSTIC OUTLIER
005	256630	0120	12/5/02	\$892,400	CORRECTION DEED; EXEMPT FROM EXCISE TAX
005	256630	0120	9/24/02	\$892,400	RELOCATION - SALE BY SERVICE
005	256630	0120	10/21/02	\$892,400	RELOCATION -SALE TO SERVICE; STATEMENT TO DOR
005	302505	9052	7/30/03	\$1,250,000	SAS
005	302505	9053	7/1/03	\$840,000	ImpCount
005	302505	9058	6/26/03	\$1,180,000	Bad Data
005	302505	9077	8/14/02	\$25,000	EASEMENT OR RIGHT-OF-WAY %Compl DORRatio
005	302505	9114	3/7/02	\$419,000	DORRatio
005	302505	9120	7/22/02	\$625,000	%Compl DORRatio
005	302505	9130	7/10/03	\$1,080,000	Diagnostic Outlier
005	302505	9162	6/3/03	\$2,550,000	DOUBLE SALE
005	302505	9171	5/21/03	\$2,363,855	Non Rep
005	302530	0330	5/7/02	\$70,583	RELATED PARTY, FRIEND, NGH; STMENT TO DORRatio
005	326230	0690	3/18/03	\$330,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	326230	1025	6/27/03	\$895,768	TEARDOWN
005	326230	1025	4/7/03	\$645,000	TEARDOWN
005	326230	1580	11/3/03	\$519,000	ActivePermitBeforeSale>25K
005	336850	0070	7/25/02	\$925,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	362504	9041	3/20/02	\$284,278	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NGH
005	373800	0090	11/11/02	\$620,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	383550	0015	10/21/02	\$410,000	DORRatio
005	412230	0055	8/13/03	\$180,000	DORRatio
005	412230	0085	6/18/02	\$395,000	RELOCATION - SALE BY SERVICE
005	412230	0085	6/18/02	\$395,000	RELOCATION - SALE TO SERVICE
005	412250	0050	10/28/02	\$1,225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	412290	0230	3/13/02	\$2,150,000	Questionable per Appraiser
005	438920	0475	2/26/02	\$640,000	%Compl
005	438920	0721	2/14/03	\$408,500	PrevImp<=10K

**Improved Sales Removed from this Annual Update Analysis**

**Area 33**

**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	438920	1121	3/26/03	\$365,000	Tear Down
005	542470	0030	3/20/03	\$635,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	542470	0165	5/7/03	\$1,320,000	ActivePermitBeforeSale>25K
005	644730	0195	8/23/02	\$1,450,000	RELOCATION - SALE BY SERVICE;
005	644730	0195	7/17/02	\$1,450,000	RELOCATION - SALE TO SERVICE
005	644730	0285	7/15/02	\$1,490,000	RELOCATION - SALE BY SERVICE
005	644730	0285	6/20/02	\$1,490,000	RELOCATION - SALE TO SERVICE
005	644730	0290	5/15/03	\$3,250,000	Non Rep
005	758370	0035	4/2/02	\$725,000	UnFinArea
005	808440	0010	9/15/02	\$19,500	QUIT CLAIM DEED; RELATED PARTY, FRIEND, NGH
005	808490	0185	6/17/03	\$530,000	ActivePermitBeforeSale>25K
005	808540	0080	9/18/03	\$6,248	DORRatio
005	890750	0065	2/4/02	\$964,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	896480	0070	3/12/03	\$1,340,000	Diagnostic
005	896480	0080	3/27/02	\$1,075,000	DORRatio
005	896480	0300	3/20/03	\$495,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	896480	0445	10/8/02	\$410,000	ESTATE ADM, GUARDIAN, OR EXECUTOR DORRatio
005	896480	0505	5/21/03	\$575,000	ActivePermitBeforeSale>25K
005	896480	0630	9/16/02	\$730,100	%Compl
005	896480	0820	11/13/02	\$570,000	RELOCATION - SALE BY SERVICE UnFinArea
005	896480	0820	10/1/02	\$570,000	RELOCATION - SALE TO SERVICE UnFinArea
005	896480	0825	3/26/03	\$156,967	DORRatio
005	896480	0830	10/17/02	\$375,000	NON-REPRESENTATIVE SALE
005	928673	0060	3/11/03	\$700,000	Non-Rep
005	931330	0030	5/31/02	\$1,370,000	Diagnostic
005	931560	0010	1/14/03	\$475,000	SAS
009	052405	9224	1/6/03	\$2,100,000	ImpCount
009	062405	9031	8/27/03	\$2,650,000	Wft
009	082405	9242	11/20/02	\$93,000	DORRatio
009	257120	0070	9/15/03	\$725,000	DOUBLE SALE
009	383550	0930	5/30/03	\$2,297,291	Diagnostic
009	383550	1905	6/22/02	\$3,900,000	QUESTIONABLE PER SALES IDENTIFICATION
009	438920	0435	6/19/02	\$1,030,000	GOVERNMENT AGENCY
009	438920	0462	4/24/03	\$3,275,000	GOVERMENT AGENCY
009	438920	0463	8/18/03	\$3,150,000	Goverment Agency
009	438920	0500	1/22/02	\$2,628,333	GOVERNMENT AGENCY;
009	438920	0501	1/22/02	\$1,314,167	GOVERNMENT AGENCY
009	549220	0040	3/21/02	\$254,000	UnFinArea
009	549720	0040	10/17/02	\$465,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	549720	0080	12/16/02	\$455,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	562730	0903	8/1/02	\$3,000,000	Questionable per Appraiserl
009	573960	1180	8/23/02	\$290,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	644730	0021	6/14/02	\$5,500,000	NON-REPRESENTATIVE SALE
009	776870	0215	3/6/02	\$915,000	Non Rep
009	776870	0230	5/14/03	\$2,570,000	Diagnostic

***Improved Sales Removed from this Annual Update Analysis***  
**Area 33**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	776870	0315	12/10/02	\$575,000	Obsol
009	938910	0090	7/31/02	\$3,880,000	DIVORCE

***Vacant Sales Used in this Annual Update Analysis***  
**Area 33**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
1	242504	9267	10/31/03	750000	20230	N	0
5	252504	9259	4/8/02	450000	13162	N	0
5	438920	0950	4/9/02	431000	33371	N	0
5	644860	0230	7/29/03	640000	24912	N	0
5	890762	0060	7/30/03	640000	16800	Y	0
5	890762	0070	5/28/03	660000	19320	Y	0
5	890762	0090	4/11/02	690000	20340	Y	0
9	052405	9017	10/1/03	400000	18126	N	0
9	385990	0055	6/5/02	488000	17287	Y	0
9	776870	0301	8/13/02	550000	16225	Y	0

***Vacant Sales Removed from this Annual Update Analysis***  
**Area 33**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
1	980870	0606	9/24/03	630000	Low Ratio
5	932380	0065	1/10/03	775000	Improved Sale
5	438920	1160	1/21/03	360000	Improved Sale
5	192505	9089	2/21/03	640000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
5	412290	0090	3/28/03	150000	BANKRUPTCY - RECEIVER OR TRUSTEE;
5	192505	9089	5/6/03	649829	Improved Sale
5	252504	9070	1/8/02	185000	PARTIAL INTEREST (1/3, 1/2, Etc.);
9	573960	1240	3/5/02	239000	Improved Sale
9	062405	9057	7/9/02	258000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;



**King County  
Department of Assessments**

King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

(206) 296-5195      FAX (206) 296-0595  
Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble  
Assessor**

**MEMORANDUM**

DATE:      January 31, 2004

TO:      Residential Appraisers

FROM:      Scott Noble, Assessor

SUBJECT:      2004 Revaluation for 2005 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr